

From:  Sandra Curro 
Subject: Fire Stat. Bldg. Comm. Mins. 12/04/03
To:  BelmontMA_FireBldingMin
Cc:

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Approved January 22, 2004

Fire Station Building Committee:
Minutes of Meeting December 4, 2003
Town Hall Conference Room #4 7:00 p.m.

Present: Robert McLaughlin, Chairman, Vice-Chairman Leo Saidnawey, David Baldwin, Joanne Coakley, John Greene, Member Linda Oates, William Shea, and William Webster.

Also present: Belmont Fire Chief William Osterhaus, Assistant Chief David Frizzell and from Donham & Sweeney Brett Donham.

There being a quorum, the Chairman called the meeting to order at 7:10 p.m.

Comments followed:

Minutes of November 20, 2003 were approved with minor changes.

Chairman McLaughlin: Belmont newspaper has been in contact with Asst. Chief Frizzell. Paper will try to do articles to keep public informed. Editor requested comments from other members and the Chairman gave her David Baldwin and John Greene's names.

Member Webster: Attempting to secure a volunteer from Community Cable for meeting of December 17th.

Chairman McLaughlin: Update on acquiring the land on Trapelo Road. All tenants have moved out

Brett Donham: Spoke to Jim Twomey – the survey needed on the Trapelo Road site is more complicated and stringent in terms of quality.

Brett Donham: I received a full report from GEI. The water table is 6 feet below the surface at Trapelo Road. In terms of the information, he decided not to have a basement in the fire station.

Brett Donham: Following along with his agenda. What are the MBTA's (MTA's) rights to Alexander Ave site? Brett received a copy of the Agreement between the MTA and Town of Belmont. Reviews the Agreement with the Committee.

Chairman McLaughlin: He will contact Mel Kleckner re: response to whom to contact at the MBTA re: Alexander Ave site.

Member Shea: Isn't there a curb cut on Leonard Street so we can avoid seeking a variance?

Chairman McLaughlin: Maybe we can use it as a non-conforming variance.

Brett Donham: Report on impact of the two brooks on the two sites.

Peter Brooks (from Donham & Sweeney) sent a note to Conservation Officer (Glenn Clancy) re: the Trapelo Rd site. Rivers Act does not apply to brook that is in a culvert.

The Alexander Ave site plan shows brook 200 feet away from Claflin St end. The Rivers Act does not apply.

There is a discrepancy between the Assessor's plot plan and the survey. The property line on the Assessor's plot plan for Alexander Ave is 10 feet out into the street. Peter Brooks will contact Tom Gatzunis re: the setback line of property.

Brett Donham: Status of geotechnical RFPs. Has received RFP from GEI, is waiting to receive the RFP from Haley & Aldrich.

Brett Donham: Review of Option 1 advanced schematic plans for Trapelo Road site. It is a 'basement-less plan,' the boiler room, electric room, etc. will be on the first floor in the back of the building. The public lobby is off the parking lot. The emergency generator would not operate the A/C.

Chief Osterhaus: RE: the emergency generator. That is good for a short duration event, but if there is a 3-4 day loss of power, we will need A/C in some units, maybe a portion of the living space.

Chairman McLaughlin: We will come back and revisit the issue of the generator.

Brett Donham: Option 1 – Trapelo Rd, the ground floor is for operations. He requested feedback from the Fire Station representatives on the floor plan. He needs to know if the room locations need to be shifted to different locations, etc.

On the second floor, he grouped offices the public may need access to closest to the elevator.

Include passive solar heat panels above the doors.

Asst. Chief Frizzell: Are you planning to use yellow brick/block?

Brett Donham: Yes, it is a ground face block, midway in the cost range between brick and regular block. The face of the block is ground smooth to look like stone.

Member Baldwin: The exterior building design does not look like a typical New England building. He prefers a red brick exterior.

Member Coakley: It looks great.

Member Oates: Does a flat roof 2 story building still need a height variance?

Brett Donham: Yes, but keeps the variance as low as possible.

Member Oates: Agrees with Member Baldwin that the building design needs to represent some sort of traditional fire station design, perhaps a pitched roof.

Chief Osterhaus: Will we have access to roof from the second floor? Yes.

Asst. Chief Frizzell: We will need a more traditional pictorial (red brick) for public meetings.

Brett Donham: Option 1B for Trapelo Rd site. The exterior is the same; there is a different arrangement for the interior of the building. The public entry is now at the front of the building.

Do the representatives from the Fire Department have a reaction to the second plan or would they like

to mull it over?

Asst. Chief Frizzell: Is it possible to sit with a computer and move things around?

Brett Donham: Yes, you are welcome to come into Boston to do that. The best thing is to tell me what the problems are that you see and let me come up with the changes.

Brett Donham: Review Option 1 advanced schematic plans for the Alexander Ave site. There is a discrepancy in the property lines from the Assessor's Office and the survey. We need to get the proper property lines from Tom Gatzunis. New schematic drawings will be available prior to the December 17th meeting for the Committee to review.

Review of Option 3 for Alexander Ave site. The apron is shorter due to where the curbing is. The grades are steeper than anticipated. 13% slope on apron for third bay, what is the Fire Department's reaction to this?

Chief Osterhaus: There are different things we can do; it could be a real problem. 1 – We could lose the apron and 2 – due to the blindness at the corner due we will have to pull out on to Leonard St.

Member Shea: Does the Committee have to present two options to the town?

Chairman McLaughlin: For the public meetings we should have two options for each site.

Brett Donham: Endorses the concept of going to the public meetings with two drawings of each site. It will be a struggle to go ahead with the schematic drawings if he does not get a decision from the Committee on December 17th re: which options to use for each site.

Suggests that Committee votes on a drawing for each site after the public meeting on December 17th.

Chairman McLaughlin: Structure for public meetings: Introduce Committee; ask public for their concerns about the 2 fire stations. Brett gives his presentation, PowerPoint and easels with drawings (Member Webster will secure a screen for December 15th meeting, Stacey will reserve a screen for December 17th meeting.)

Vice Chair Saidnaway: Follow-up to conversation of booths. There is one available through the Town if we place it at the Trapelo Rd site. The cost is \$600.00. We will need one for Belmont Center, it can be built for about \$100.00, and the cost of the Plexiglas.

The Committee is in favor of using bulletin boards.

Member Greene moves to adjourn meeting at 9:30 p.m.

Respectfully submitted,

Linda N. Oates, Clerk